

**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION
REGULAR MEETING**

June 15, 2021
7:00 PM



**Commission
Members:**

Rick Bechtold, Chair
Jeff Aprill, Vice-
Chair
Jonah Kuzma,
Secretary
Doug Roberts
Kendra Luta
Nathan McDonald
Chris Mikowski

The Township, in an effort to help protect the health and safety of all Township residents during the COVID-19 pandemic, will be conducting this meeting remotely. All Commission members will be participating remotely.

The public will be able to listen to the meeting and offer public comment by calling (312)626-6799. The webinar ID is 898 1077 6601.

The public can watch the meeting live by following a link on the Township website at leelanau.gov/elmwoodtwp.asp. This is video only. To participate in public comment, you must call in to the number above.

Individuals with disabilities who are planning to participate and require reasonable auxiliary aids should contact the Township Clerk by calling 231-946-0921.

- A. Call to order – 7:00 PM
- B. Pledge of Allegiance
- C. Roll Call
- D. Limited Public Comment-**Only on Agenda Items**- See Rules on Back of Agenda
- E. Agenda Modifications/Approval
- F. Minutes – May 3, 2021, May 20, 2021, & May 26, 2021
- G. Consent Calendar: Approve/Receive and File
 - 1. Planner Report
 - 2. Intent to Plan-Peninsula Township
- H. Declaration of Conflict of Interest (*Items on the Agenda*)
- I. Old Business
- J. New Business
 - 1. **PUBLIC HEARING**- PD 2021-05, Discover Pier, Planned Development, 13170-13272 and 13271 S West Bay Shore Dr, 45-004-003-078-00 and 45-04-033-079-00
 - 2. **PUBLIC HEARING**- SU/SPR 2021-06, TC Whiskey, Distillery Tasting Room, 9440 S Center Hwy, 45-004-008-009-00 & 45-004-008-010-40
 - 3. SPR 2021-07 Socks Residential Development, 6 unit single family residential development, 9690 E Cherry Bend, 45-004-029-001-00

- K. Comments from the Chair
- L. Comments from Planning Commissioners
- M. Comments from Staff
- N. Public Comment-Any Items- See Rules below
- O. Adjourn

Public Comment Rules:

This is an input option. The Commission will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the board.

- Speakers are asked, but not required, to identify themselves by name and address
- Limit comments to 3 minutes for limited public comment and 2 minutes for public comment at the end of the agenda
- Comments shall be addressed to the chair, not individual board members or others in the audience

**Charter Township of Elmwood
Planning Commission
Special Meeting
May 3, 2021
7:00 PM**

This meeting was held remotely due to Covid-19.

A. CALL TO ORDER: Chairman Bechtold called the meeting to order at 7:00 PM.

B. PLEDGE OF ALLEGIANCE: Chairman Bechtold led the Pledge of Allegiance.

C. ROLL CALL: Nate McDonald-Lake Ann, MI, Kendra Luta-Greilickville, MI, Jeff Aprill-Elmwood Township (7:08 PM), Chris Mikowski, Greilickville, Leelanau County, MI, Jonah Kuzma-Elmwood Township, MI, Doug Roberts-Greilickville, MI, Rick Bechtold-Greilickville, Leelanau County, MI

D. PUBLIC COMMENT: (01:23) Jack Kelley, Rod Jones

E. AGENDA MODIFICATIONS/APPROVAL: MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER MCDONALD TO APPROVE AGENDA AS RECEIVED. ROLL CALL VOTE: AYE-JEFF APRILL, NATE MCDONALD, CHRIS MIKOWSKI, DOUG ROBERTS, JONAH KUZMA, KENDRA LUTA, RICK BECHTOLD. MOTION APPROVED UNANIMOUSLY.

F. DECLARATION OF CONFLICT OF INTEREST: None

G. PURPOSE OF MEETING: (09:39)

1. Z0 2017-04-13 Short Term Rental-Remove Use from Zoning Ordinance Amendment

Chairman Bechtold noted Township Attorney, Peter Wendling, was present.

Staff reported she included a memo from the attorney in the packets that explains why they are doing this and she also included a draft Zoning Ordinance which is what the Township Board discussed. She said the Township Board received the language from the Planning Commission for the Police Power Ordinance and the Zoning Amendment and they decided they would like to allow any existing short term rentals to continue as a non-conforming use, but no one new would be able to obtain a license.

Peter Wendling explained the only way you can create a legal status of a non-conforming use is that use had to be legal to begin with either before the creation of a Zoning Ordinance or before an amendment which makes the use unlawful into the future. The only way to do that would be to pass an ordinance first allowing these uses in the districts desired by the township board and then to amend the ordinance there after to ban them thus creating the lawful non-conforming use whether it's banned in all zoning districts or simply you resend the same ordinance potentially that they authorized to begin with, that's a policy choice and ultimately a legislative choice.

The Commissioners discussed the amendment and asked questions.

MOTION BY CHAIRMAN BECHTOLD, SECOND BY COMMISSIONER APRILL TO ALLOW THE FOLLOWING ZONING DISTRICTS IDENTIFIED IN SECTION 4.3 AND ALSO SECTION 5.4, LAND USE AND ZONING DISTRICT TABLE, TO BE CONSIDERED FOR SHORT TERM RENTALS, SHORELINE COMMERCIAL, NEIGHBORHOOD COMMERCIAL, MANUFACTURED HOME PARK, AND R3.

DISCUSSION

ROLL CALL: AYE-JEFF APRILL, JONAH KUZMA, DOUG ROBERTS, KENDRA LUTA, NATE MCDONALD, RICK BECHTOLD

NAY-CHRIS MIKOWSKI

MOTION PASSED 6-1 BY A VOICE VOTE.

Staff and Commissioners discussed a date for a public hearing.

MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER KUZMA TO HOLD A PUBLIC HEARING ON THE SHORT TERM RENTAL AMENDMENT JUNE 3RD, 2021 AT 7:00 PM VIA ZOOM.

ROLL CALL: AYE-DOUG ROBERTS, JONAH KUZMA, JEFF APRILL, KENDRA LUTA, NATE MCDONALD, CHRIS MIKOWSKI, RICK BECHTOLD. MOTION APPROVED UNANIMOUSLY.

K. COMMENTS FROM THE CHAIR: Commissioner Bechtold expressed his deep appreciation to the Commissioner's for their thoughtfulness and their willingness to discuss very difficult situations and wanted to pass on the high regard he has for all of them and their contributions they make to the process. Also, the item they are dealing with is very difficult and he thinks they all do not arrive at their opinions in a quick fashion, he thinks they have a lot of deep thought that goes into it and he thinks all of them want what is best for every citizen in Elmwood Township.

L. COMMENTS FROM PLANNING COMMISSIONERS: Commissioner Aprill apologized for his tardiness.

Commissioner Kuzma asked what the status of the STR operators stating they have all these people on the hook and wondered what they are doing, if they are still renting.

Staff replied she believed so and that she has received a lot of phone calls and told them they are currently not allowed and the Planning Commission and Board is working on language.

M. COMMENTS FROM STAFF: Staff reminded the Commissioners of their upcoming meeting dates of May 20th and May 26th.

N. PUBLIC COMMENT: Jack Kelly Greilickville, Elmwood Township

O. ADJOURNMENT: MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER KUZMA, TO ADJOURN MEETING AT 8:41 PM. ROLL CALL VOTE: AYE- JEFF APRILL , JONAH KUZMA ,DOUG ROBERTS, CHRIS MIKOWSKI, KENDRA LUTA, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED.

**Charter Township of Elmwood
Planning Commission
Regular Meeting
May 20, 2021
7:00 PM**

This meeting was held remotely due to Covid-19.

A. CALL TO ORDER: Chairman Bechtold called the meeting to order at 7:02 PM.

B. PLEDGE OF ALLEGIANCE: Chairman Bechtold led the Pledge of Allegiance.

C. ROLL CALL: Jeff Aprill-Elmwood Township, Leelanau County, Doug Roberts-Greilickville, Nate McDonald-Lake Ann, MI, Kendra Luta-Greilickville, MI, Jonah Kuzma-Elmwood Township, Rick Bechtold-Elmwood Township
Excused: Chris Mikowski

D. PUBLIC COMMENT: (1:30) None

**E. AGENDA MODIFICATIONS/APPROVAL: (3:28) MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER ROBERTS TO APPROVE AGENDA AS PRESENTED.
DISCUSSION**

ROLL CALL VOTE: AYE- NATE MCDONALD, KENDRA LUTA, DOUG ROBERTS, JEFF APRILL, RICK BECHTOLD. MOTION APPROVED.

F. MINUTES-APRIL 27, 2021: (7:28)

MOTION BY COMMISSIONER MCDONALD, SECOND BY COMMISSIONER LUTA TO APPROVE THE MINUTES OF APRIL 27, 2021 ROLL CALL VOTE: AYE-DOUG ROBERTS, JEFF APRILL, NATE MCDONALD, KENDRA LUTA, RICK BECHTOLD. MOTION PASSED.

G. CONSENT CALENDAR: (8:34) APPROVE/RECEIVE AND FILE

1. Planner Report

2. Letter from Long Lake Township

MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER MCDONALD TO FILE THE CONSENT CALENDAR AS RECEIVED. ROLL CALL VOTE: AYE-JEFF APRILL, DOUG ROBERTS, KENDRA LUTA, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED.

H. DECLARATION OF CONFLICT OF INTEREST: (9:43) Commissioner Roberts declared his conflict due to being on the Board of the Maritime Heritage Alliance which is a tenant of the Discovery Center Great Lakes which is the sponsor of the planned development.

The Chair found a conflict and excused Commissioner Roberts from Item J1.

Commissioner Aprill stated he has done work for Discovery Pier in the past but is not currently doing any work for them. No conflict found.

I. OLD BUSINESS: None

J. NEW BUSINESS: (13:19) COMMISSIONER ROBERTS EXCUSED HIMSELF

1. PD 2021-05, Discovery Pier, Planned Development, 13170-13272 and 13271 S West Bay Shore Dr., 45-004-033-078-00 and 45-004-033-079-00

Mike Wills and Matt McDonough, applicant for the PD shared the screen for the power point.

Discovery Pier requested a plan approval for their Planned Development. The plan approval is the general master plan for the entire property. This property is zoned Shoreline Commercial and allows for a planned development with a special use permit.

The mission for the site is to connect people of all ages, abilities and needs to the Great Lakes through recreation, education, history, science, and stewardship. Their vision is to create a place of inspiration, connection and collaboration to understand and appreciate the Great Lakes-our precious, unique, and vial natural resource. The goal is to create a barrier-free public park-accessible by all-and a place for nonprofit and educational entities to base their programming.

The Commissioners asked questions and discussed the PD.

MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER LUTA TO SCHEDULE A PUBLIC HEARING ON PD 2021-05, DISCOVERY PIER, AT THE NEXT REGULAR MEETING OF JUNE 15, 2021 AT 7:00 PM.

DISCUSSION

ROLL CALL: AYE-JEFF APRILL, NATE MCDONALD, KENDRA LUTA, RICK BECHTOLD

MOTION APPROVED.

COMMISSIONER ROBERTS REJOINED THE MEETING.

2. SU/SPR 2021-06, TC Whiskey, distillery Tasting Room, 9440 S Center Hwy, 45-004-008-009-00 & 45-004-008-010-40 (1:48:30)

TC Whiskey is requesting a special use permit for a distillery tasting room at their distillery on Center Hwy. The tasting room was previously approved on this property but the approval has expired and they would like to make changes to the application. Tasting rooms are permitted as an accessory use to the distillery in the Agricultural Rural zoning district.

Dave Lewis from Gourdie Fraser representing the applicant for TC Whiskey, gave an overview of their updated plan. The new design concept would include a tasting room within the existing building instead of a separate building as previously presented.

The Commissioners discussed the SPR and asked questions.

MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER MCDONALD TO SCHEDULE A PUBLIC HEARING ON SU/SPR 2021-06, TC WHISKEY TASTING ROOM AT THE REGULAR MEETING OF JUNE 15TH, 2021 AT 7:00 PM. ROLL CALL: AYE-DOUG ROBERTS, NATE MCDONALD, KENDRA LUTA, JEFF APRILL, RICK BECHTOLD. MOTION APPROVED 5-0.

K. COMMENTS FROM THE CHAIR: Chairman Bechtold thanked the Commissioners for their preparation, good questions, and good analysis. The Discovery Pier is an exciting project with a lot of parts which will be exciting to see an old industrial site become something beautiful and vibrant. It's also exciting to see TC Whiskey rehabilitating a building that's been out of business for a while.

L. COMMENTS FROM PLANNING COMMISSIONERS: Commissioner Roberts complimented both parties for their degree of preparation. Commissioner McDonald agreed.

M. COMMENTS FROM STAFF: Staff reminded Commissioners of the meeting May 26th, 2021 at 7:00 p.m. that will have the public hearings for the rural resort amendment, the wetlands amendment, and the New Waves Cluster Development. She put packets in their boxes and it is on the website.

N. PUBLIC COMMENT: None

O. ADJOURNMENT: MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER MCDONALD TO ADJOURN MEETING AT 9:23 PM. ROLL CALL VOTE: AYE-DOUG ROBERTS, JEFF APRILL, KENDRA LUTA, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED.

**Charter Township of Elmwood
Planning Commission
Special Meeting
May 26, 2021
7:00 PM**

This meeting was held remotely due to Covid-19.

A. CALL TO ORDER: Chairman Bechtold called the meeting to order at 7:02 PM.

B. PLEDGE OF ALLEGIANCE: Chairman Bechtold led the Pledge of Allegiance.

C. ROLL CALL: Jeff Aprill-Elmwood Township, Leelanau County, Doug Roberts-Greilickville, Nate McDonald-Lake Ann, MI, Kendra Luta-Greilickville, MI, Jonah Kuzma-Elmwood Township, Chris Mikowski-Elmwood Township, Leelanau County, Rick Bechtold-Elmwood Township

D. PUBLIC COMMENT: (1:30) Kelsey 10484 S. Timberlee Dr., Reverend Lucy Walker Webb- Bingham Twp., Heather Smith-Watershed Center

E. AGENDA MODIFICATIONS/APPROVAL: (10:38) MOTION BY COMMISSIONER LUTA, SECOND BY COMMISSIONER MCDONALD TO APPROVE AGENDA AS PRESENTED. ROLL CALL VOTE: AYE- KENDRA LUTA, NATE MCDONALD, CHRIS MIKOWSKI, DOUG ROBERTS, JONAH KUZMA, JEFF APRILL, RICK BECHTOLD. MOTION APPROVED.

F. DECLARATION OF CONFLICT OF INTEREST: (11:40) None

G. Purpose of Special Meeting: (12:12)

1. PUBLIC HEARING ZO 2017-04-11 Brock, Rural Resort Zoning District Amendment (opened at 7:14 p.m.)

The Chair stated Mr. Elkins has done an eloquent job of presenting the request for an amendment in the Zoning Ordinance. He has generously entered into discussion with the Planning Commission and offered constructive suggestions for their consideration. They have a draft of a Zoning Ordinance amendment they can work with and use as a basis for the Public Hearing.

The Chair read the statement prior to the Public Hearing. The statement covered all three Public Hearings for the evening.

Public comment opened at 7:21 p.m.

No comment given

Public comment closed at 7:22 p.m.

The Chair reiterated tonight's action is only on the Zoning Ordinance, they have no project before them at this point. The only action is to look at making a change in the zoning amendment.

Commissioner Aprill had concerns with the road and also wondered what the difference is between the rural resort district and the commercial district if it's just going to be another commercial district, why not call it that.

Scott Howard, Township Attorney, stated this language attempts to address the issue of surrounding road ways in the proposed amendment and that specifically refers to "will have limited impact on adjacent roadways and highways, drives, and neighboring uses". There will be a review period when each one of these new projects comes before the Planning Commission and they will evaluate with specificity the number of trips generated by the proposed use based on their traffic study and what the potential impact is going to be at that time. As far as the districts, typically a commercial district tends to be more intensive in use, doesn't require as much open space when you talk about percentages of impervious surface area that are impacted in a commercial district, usually you see numbers that are substantially higher than what you see in rural resort districts 5% and 8%. There is a real distinction between what a commercial district usually looks like and what a rural resort district looks like.

The Commissioners went through section 11.12 related to text amendments.

MOTION BY COMMISSIONER ROBERTS TO FORWARD THE PROPOSED ZONING AMENDMENT ZO 2017-04-11 BROCK RURAL RESORT ZONING DISTRICT AMENDMENT SECTION 7.2.3 STANDARDS AND REQUIREMENTS FOR APPROVAL B1-5 TO THE LEELANAU COUNTY PLANNING COMMISSION.

DISCUSSION

MOTION AMENDED BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER LUTA TO FORWARD THE PROPOSED ZONING AMENDMENT ZO 2017-04-11 BROCK RURAL

RESORT ZONING DISTRICT AMENDMENT SECTION 7.2.3 STANDARDS AND REQUIREMENTS FOR APPROVAL B1-5 TO THE TOWNSHIP BOARD.

ROLL CALL: AYE-DOUG ROBERTS, KENDRA LUTA, NATE MCDONALD, CHRIS MIKOWSKI, JONAH KUZMA, JEFF APRILL, RICK BECHTOLD. MOTION APPROVED BY A UNANIMOUS VOTE.

PUBLIC HEARING CLOSED AT 8:06 PM.

2. PUBLIC HEARING ZO 2017-04-12 Setback and Special Use Standards Amendment (Opened at 8:06 p.m.) (1:04:28)

Staff noted they have talked about this amendment a couple of times, they added in a wetland setback into the table of setbacks, amended the water's edge definition to include setback from all streams and rivers, added every parking lot or parking area shall be constructed so no water shall drain into a body of water, and they rearranged the special use standards to flow better.

Public comment opened at 8:08 p.m.

Heather-Watershed-thanked Commissioners for addressing this important topic.

Public comment closed at 8:09 p.m.

The Commissioners deliberated and went through the standards in Section 11.12.

MOTION BY COMMISSIONER LUTA SECOND BY COMMISSIONER ROBERTS TO RECOMMEND APPROVAL OF ZO 2017-04-12 SETBACK AND SPECIAL USE STANDARDS AMENDMENT TO THE TOWNSHIP BOARD AND FORWARD ON TO THE COUNTY.

DISCUSSION

ROLL CALL: AYE-KENDRA LUTA, DOUG ROBERTS, CHRIS MIKOWSKI, JONAH KUZMA, JEFF APRILL, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING CLOSED AT 8:19 PM.

3. PUBLIC HEARING SUP 2021-02, New Waves, Clustered Residential Development, Bugai Rd. between m 72 and Hoxie, 45-004-136-015-30 (Opened at 8:20 p.m.) (1:18:12)

Dusty Christensen, applicant, noted they talked in depth on the proposed project at last month's meeting, but he gave an overview of the project. The subject site for the project is a 20 acre property on Bugai Rd. just north of M-72. The property is zoned Rural Ag and has been vacant but used for agricultural purposes for decades and is surrounded primarily by agricultural uses. The proposal for the clustered residential development takes place on 11.5 acres of the overall 20 acres and includes 14 proposed condominium lots surrounding a loop private road system that has 2 points of access on Bugai Rd. Each lot will have individual septic and then a shared well. The homes will be roughly 1,000 sq. feet of living area, 3 beds, and 1 bath. Habitat for Humanity will be deeded 6 of the 14 lots. The remaining 8 lots will be maintained by New Waves Church of Christ to be offered as affordable rental properties.

Staff said she received public input from a neighboring property owner related to the project who inquired about a fence requirement or setback from agricultural property. The current ordinance 3.15 is an agricultural setback requirement and it's a setback with a setback buffer of 100 feet when a residential development is developed adjacent to a land in active agricultural use and in the AG district. This buffer area is to be planted and maintained as a way to mitigate noise and spray drift from pesticides and herbicides. The Planning Commission can decrease the setback and the planting when it determines if one or more of the following conditions exist; topography, the properties are sufficiently separated, a conservation easement is used in the 100 ft. setback, or there is a planting buffer established that's equal to or more than the 100 ft. setback. 3.16 is fencing adjacent to certain agricultural lands where there's any residential development in the Ag district, a fence shall be installed on the boundary to help limit trespass onto the agricultural land. The developer is responsible for it, alternate fencing can be approved by the Planning Commission, and the fence can be removed if the neighboring property is rezoned or developed into a residential use.

The applicant is happy to comply with 3.16 and requested they be able to add that to the plans for approval by staff as a condition for potential approval. Regarding 3.15 staff mentioned item C gives the Planning Commission the ability to decrease the setback or planting requirements given 4 conditions, if you meet one of those which he believes they meet 2 of the conditions and said the 100 ft. setback would present some significant problems for their design as it's laid out, it essentially eliminates buildability on the northern lots and significantly impacts buildability on the south lots.

The Commissioners discussed the setbacks and fencing.

Public comment opened at 8:55 p.m.

Sue Jones 12684 S. Cedar Ln. with the region experiencing a housing crisis, she thinks the project offers really interesting and innovating ways to use the property and supports the project.

Public comment closed at 8:57 p.m.

The Commissioners deliberated and went through standards for approval.

Tina Allen, applicant, replied to the question of what the rent might be for the affordable housing. She stated what their goal is, is to get enough funding, donations, and a loan with a low enough interest rate, so they can use the FMR (Fair Market Rate). Their mission is to have them so people can afford them.

Dusty echoed Tina's sentiments saying the reason they're seeing this proposed development in front of them is it is a mission of the church to provide these housing opportunities at an affordable rate otherwise the church doesn't have reason to undertake a project like this.

MOTION BY COMMISSIONER KUZMA, SECOND BY COMMISSIONER MCDONALD TO APPROVE THE APPLICATION AS IT MEETS THE STANDARDS FOR APPROVAL IN THE ZONING ORDINANCE WITH CONDITIONS. ROLL CALL: AYE-JONAH KUZMA, NATE MCDONALD, JEFF APRILL, CHRIS MIKOWSKI, KENDRA LUTA, DOUG ROBERTS, RICK BECHTOLD. MOTION APPROVED BY A UNANIMOUS VOTE.

K. COMMENTS FROM THE CHAIR: Commissioner Bechtold appreciates the Commissioner's hard work.

L. COMMENTS FROM PLANNING COMMISSIONERS: None

M. COMMENTS FROM STAFF: Staff noted upcoming meetings of Thursday June 3rd for the public hearing on short term rentals and the regular meeting of June 15th.

N. PUBLIC COMMENT: None

O. ADJOURNMENT: MOTION BY COMMISSIONER MCDONALD, SECOND BY COMMISSIONER MIKOWSKI TO ADJOURN MEETING AT 9:57 PM. ROLL CALL VOTE: AYE-DOUG ROBERTS, JEFF APRILL, CHRIS MIKOWSKI, JONAH KUZMA, KENDRA LUTA, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED.

To: Elmwood Township Board

From: Sara Kopriva AICP, Planner/Zoning Administrator

RE: March 2021 Planning and Zoning Report

Land Use Permits:

	March 2021	March 2020	Year to Date 2021	Year to Date 2020
Single Family Dwelling	2	1	4	3
Attached SFD	0	0	0	0
Accessory Building	3	0	6	3
AG Building	0	0	0	0
Residential Addition	0	1	0	2
Deck	1	0	2	0
Sign	0	0	0	0
Commercial	0	0	0	0
Misc.	1	0	1	0
Total Permit	7	2	13	8
Fees Collected	\$414.64	\$127.44	\$696.64	\$471.96

Zoning Board of Appeals:

Past Meeting

- March 29, 2021- Front yard setback on W Bay Shore Dr

Future Meeting

- No meeting scheduled at this time

Planning Commission:

Past Meeting

- March 16, 2021- Rural Resort Amendment, Public Hearing Crain Hill Vineyard/Distillery

Future Meeting

- April 21, 2021- Rural Resort Amendment, TC Whiskey Building, New Waves Development

Notice of Intent to Prepare a Master Plan Update

To: Traverse City Planning Commission, East Bay Charter Township Planning Commission, Acme Township Planning Commission, Elmwood Charter Township Planning Commission, Networks Northwest, Grand Traverse County Road Commission, MDOT- Traverse City TSC

From: Peninsula Township, Randy Mielnik, AICP

Date: May 18, 2021

Re: **Notice of Intent to Update Master Plan**

In accordance with the Michigan Planning Enabling Act (Act 33 of 2008), Peninsula Township is providing this notice of intent to prepare a master plan. According to Section 125.3839, a notice to all contiguous cities, villages, and townships located is required. The same notice must also be sent to any railroad or public utility that registers for such a notice with the township.

In the near future, Peninsula Township will issue a draft copy of the master plan update for public review and comment of the plan's content and how you feel it might affect planning efforts in your community. Unless you specifically request we send it to you otherwise, we will distribute the draft electronically.

Peninsula Township thanks you in advance for your cooperation, assistance, and collaboration and looks forward to your input. If you have any questions or comments on the master plan process or this correspondence, please direct them to:

Peninsula Township
Planning Department
13235 Center Road
Traverse City, Michigan 49686
231-223-7314
planner@peninsulatownship.com

**NOTICE OF PUBLIC HEARING
ELMWOOD CHARTER TOWNSHIP
PLANNING COMMISSION**

The following Public Hearings are scheduled for Tuesday, June 15, 2021, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. PD 2021-05, Discover Pier, Planned Development, 13170-13272 and 13271 S West Bay Shore Dr, 45-004-033-078-00 and 45-04-033-079-00
2. SU/SPR 2021-06, TC Whiskey, Distillery Tasting Room, 9440 S Center Hwy, 45-004-008-009-00 & 45-004-008-010-40

A complete copy of the amendments and applications are available at the Township Hall by appointment or online at www.leelanau.gov/elmwoodtp.asp.

The public hearing will be held be electronic remote access. Electronic remote access, in accordance with Michigan law, will be implemented in response to COVID-19 social distancing requirements and limitations on the number of individuals in a meeting hall. All Board members will be participating remotely.

The public will be able to listen to the meeting and offer public comment by calling (312) 626-6799. The webinar ID is 898 1077 6601. The public can watch the meeting live by following a link on the Township website at leelanau.gov/elmwoodtp.asp. This is video only. To participate in public comment, you must call in to the number above.

Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 10090 E. Lincoln Rd, Traverse City, MI 49684 or planner@elmwoodtownship.net. Written comments submitted prior to the public hearing regarding the applications will be received until 5:00 pm, Tuesday, June 15, 2021.

Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

Publish: May 27, 2021- Leelanau Enterprise
300 ft May 28, 2021

KOZELKO THOMAS W
6200 PENINSULA DR
TRAVERSE CITY, MI, 49684

KOZELKO STEPHEN E TRUST
13300 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

GRAND TRAVERSE BAY ALLIAN...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

ROTARY COMMUNITY HARBOR...
2020 E GRANDVIEW PKW STE 2...
TRAVERSE CITY, MI, 49684

HARBORSIDE OFFICE PARK CO...
13300 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

KOZELKO STEPHEN E TRUST
3945 S WEST-BAY SHORE DR
SUTTONS BAY, MI, 49682

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

GRAND TRAVERSE BAY ALLIAN...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

TOWNSHIP OF ELMWOOD
10090 E LINCOLN RD
TRAVERSE CITY, MI, 49684

TOWNSHIP OF ELMWOOD
10090 E LINCOLN RD
TRAVERSE CITY, MI, 49684



KOZELKO THOMAS W
13290 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

KOZELKO STEPHEN E TRUST
13300 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

GRAND TRAVERSE BAY ALLIAN...
13293 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

ROTARY COMMUNITY HARBOR...
S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

HARBORSIDE OFFICE PARK CO...
COMMONS AREA

DISCOVERY CENTER GREAT L...
13170 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13218 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

KOZELKO STEPHEN E TRUST
13310 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
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TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
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TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
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TRAVERSE CITY, MI, 49684

GRAND TRAVERSE BAY ALLIAN...
S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

TOWNSHIP OF ELMWOOD
S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

TOWNSHIP OF ELMWOOD
13051 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684



KOZELKO THOMAS W
6200 PENINSULA DR
TRAVERSE CITY, MI, 49684

TOWNSHIP OF ELMWOOD
10090 E LINCOLN RD
TRAVERSE CITY, MI, 49684

GRAND TRAVERSE BAY ALLIAN...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

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10090 E LINCOLN RD
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HARBORSIDE OFFICE PARK CO...
13300 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

ROTARY COMMUNITY HARBOR...
2020 E GRANDVIEW PKW STE 2...
TRAVERSE CITY, MI, 49684

BOHN RICHARD A & MARILYN A...
9756 E AVONDALE LN
TRAVERSE CITY, MI, 49684

DISCOVERY CENTER GREAT L...
13240 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

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TRAVERSE CITY, MI, 49684

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004-033-069-00

004-033-070-00

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004-033-077-00

004-565-001-00

004-565-800-00

Harborside Office Park

004-565-003-00

004-565-002-00

004-033-085-00

004-033-090-01

004-033-087-00

004-838-032-00

004-033-082-00

004-033-075-00

004-838-076-00

004-888-079-00

004-838-080-00

004-033-080-00

004-838-080-10

004-565-500-00

004-033-087-00

See May 20, 2021
Planning Commission
packet for application
and plans

Planning/ Zoning Department
planner@elmwoodtownship.net

Elmwood Charter Township
10090 E. Lincoln Rd.
Traverse City, MI 49684

Contact Information
Ph: (231) 946-0921
Fax: (231) 946-0920

NOTICE OF PUBLIC HEARING ELMWOOD CHARTER TOWNSHIP PLANNING COMMISSION

The following Public Hearings are scheduled for Tuesday, June 15, 2021, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. PD 2021-05, Discover Pier, Planned Development, 13170-13272 and 13271 S West Bay Shore Dr, 45-004-033-078-00 and 45-04-033-079-00
2. SU/SPR 2021-06, TC Whiskey, Distillery Tasting Room, 9440 S Center Hwy, 45-004-008-009-00 & 45-004-008-010-40

A complete copy of the amendments and applications are available at the Township Hall by appointment or online at www.leelanau.gov/elmwoodtpw.asp.

The public hearing will be held by electronic remote access. Electronic remote access, in accordance with Michigan law, will be implemented in response to COVID-19 social distancing requirements and limitations on the number of individuals in a meeting hall. All Board members will be participating remotely.

The public will be able to listen to the meeting and offer public comment by calling (312) 626-6799. The webinar ID is 898 1077 6601. The public can watch the meeting live by following a link on the Township website at leelanau.gov/elmwoodtpw.asp. This is video only. To participate in public comment, you must call in to the number above.

Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 10090 E. Lincoln Rd, Traverse City, MI 49684 or planner@elmwoodtownship.net. Written comments submitted prior to the public hearing regarding the applications will be received until 5:00 pm, Tuesday, June 15, 2021.

Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

Publish: May 27, 2021- Leelanau Enterprise
300 ft May 28, 2021

~~TCWC HOLDING COMPANY LLC
13975 S ROBINSON RD
TRAVERSE CITY, MI, 49684~~

~~CORRIGAN WILLIAM C
9506 S NOTTINGHAM DR
TRAVERSE CITY, MI, 49684~~

~~GRAY & COMPANY
3325 POLK RD
HART, MI, 49420~~

~~CRANE HILL VINEYARDS LLC
9720 S CENTER HWY
TRAVERSE CITY, MI, 49684~~

~~QUIGLEY AARON M
9490 S NOTTINGHAM DR
TRAVERSE CITY, MI, 49684~~

~~LEELANAU SUMMIT LLC
2721 NELSON RD
TRAVERSE CITY, MI, 49686~~

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~~AUTUMN VALLEY CONDO COM...
S AUTUMN DR
TRAVERSE CITY, MI, 49684~~

COUTURIER CARL C & ANNA M...
9861 S AUTUMN DR
TRAVERSE CITY, MI, 49684

LEELANAU SUMMIT LLC
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MUNRO MARK
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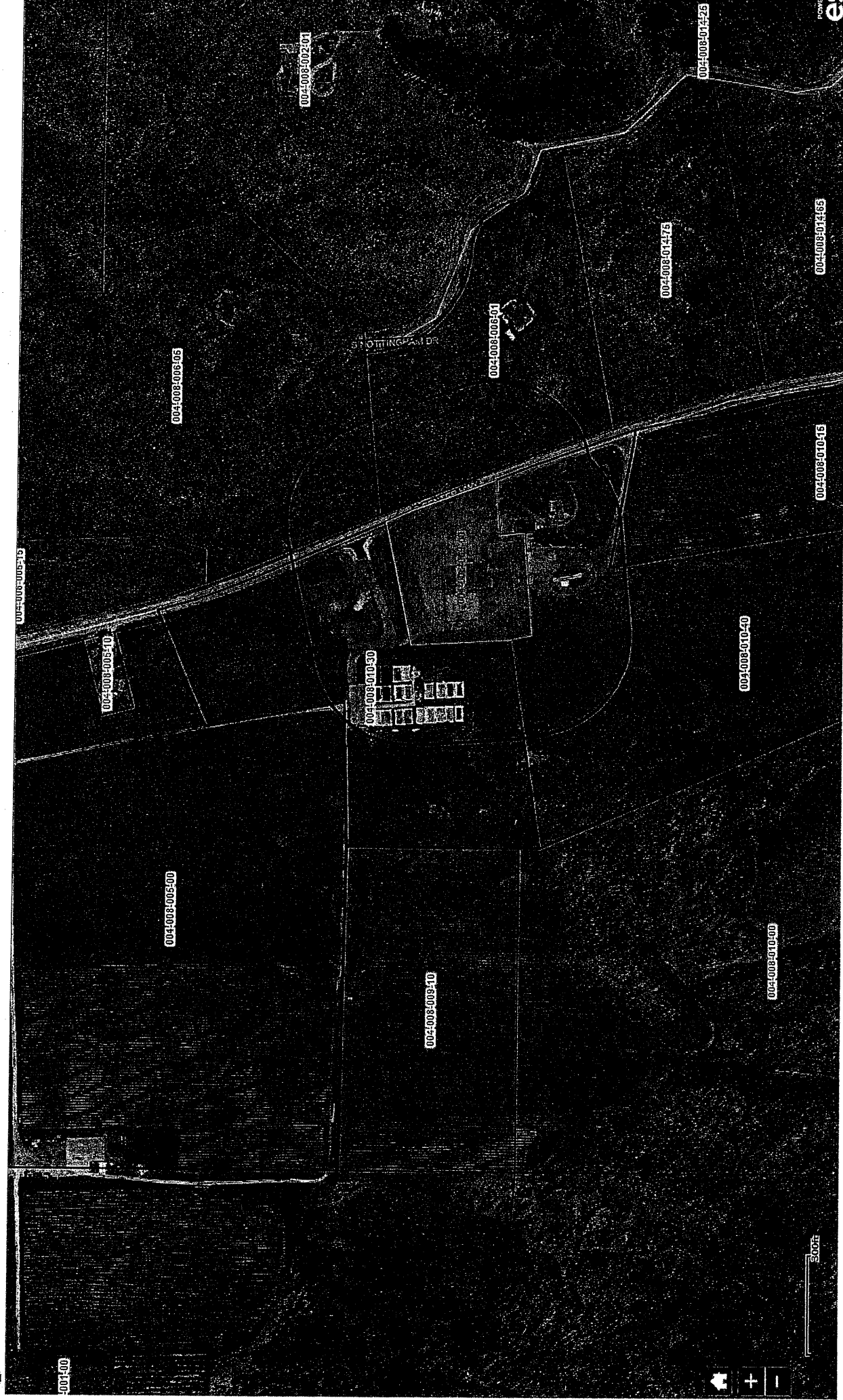
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See May 20, 2021
Planning Commission
packet for application
and plans

To: Elmwood Township Planning Commission
From: Sara Kopriva, AICP, Planner/Zoning Administrator
Date: June 9 2021
RE: SPR 2021-07 Socks Residential Development

Should the Planning Commission find the application complete and the standards have been met:
Recommended Motion: Motion to approve SPR 2021-07 for a 6 unit single family residential development.

The applicant has requested site plan review and approval for a traditional subdivision (Section 7.3) near the corner of Cherry Bend and Breithaupt Roads. This property is zone Agricultural-Rural and subdivisions are allowed with site plan review. Unlike cluster developments, traditional subdivisions must meet all the minimum dimensional requirements for the AR district.

SECTION 5.6 TABLE OF DIMENSIONAL REQUIREMENTS

District	Minimum Lot Requirements (See Note A)			Minimum Setback (ft.) (See Notes A, B, C)				Max. Height (ft.) (See Notes D, E)
	Minimum Area	Width (ft.)			Water's Edge	Front	Sides	
A-R	1 acre	125		30	50	10	25	35

In addition to this application, they have applied for a private road and are working through the review process at this time.

SECTION 7.3 TRADITIONAL SUBDIVISIONS

SECTION 7.3.3 General Requirements

- A. **Compliance with Federal, State and Local Laws.** All site condominium projects, including manufactured home condominium developments, shall comply with all applicable federal, state, and local laws and ordinances.
- B. **Zoning Requirements.** All site condominium projects shall be located within the zoning district that permits the proposed use, and shall comply with all zoning requirements of this Ordinance.
- For the purposes of these regulations, each condominium unit in a site condominium projects shall be considered as a single parcel, and shall comply with all regulations of the zoning district in which it is located.
 - In a site condominium project containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a single site condominium unit nor shall a dwelling unit be located on a site condominium unit with any other principal structure or use.

3. Required yards shall be measured from the boundaries of the site condominium unit.
 4. Lot requirements, setbacks and height requirements as specified in Table of Dimensional Requirements shall apply to a site condominium unit.
- C. **Site Plan Review.** Prior to the recording of a plat or master deed, site condominiums shall undergo site plan review and special use approval by the Planning Commission.
1. Application.
 - a. An application for site plan approval shall be filed for review as per the requirements of Article 8 of this Ordinance.
 - b. All condominium site plans shall include the information required in MCL 559.166 of the Condominium Act, and all other information required under regulations pertaining to the zoning district in which the condominium development is proposed or located.
 - c. The application for site plan review shall also include a copy of the proposed deed restrictions and/or master deed and by-laws to be recorded with the County Register of Deeds for review and approval by the Planning Commission.
 - d. In the case of single-family detached dwelling units, the location and dimensions of site condominium common elements, limited common elements and building envelopes, rather than individual buildings and required yards, shall be shown on the site plan.
 2. Deed Restrictions, Master Deed, By-Laws.
 - a. The deed restrictions and/or master deed and by-laws shall be reviewed with respect to all matters subject to regulation by the Township, including but not limited to preservation and maintenance of drainage, retention ponds, wetlands and other natural areas, and maintenance of landscaping in common areas in the project.
 - b. Also, the deed restrictions and/or master deed and by-laws shall provide for the means by which any private road rights-of-way may be dedicated to the public entity having jurisdiction in the future, should such dedication be later deemed appropriate.
 - c. The Planning Commission may request that the Township Attorney assist in the review of the site condominium documents.
 3. Performance Guarantees. Performance guarantees shall be required as per Section 11.8 of this Ordinance.

Additional fencing requirements are required from the adjacent agriculturally zoned property. Below is the section of the Ordinance that applies to that.

SECTION 3.15 AGRICULTURAL SETBACK

This setback is intended to reduce the effects of residential development on agricultural practices as well as the effects of agricultural operations on residential developments.

A. Requirements for Agricultural Setbacks.

1. In addition to any other setbacks or buffers required by this Ordinance, an agricultural setback shall be required for any residential development over five (5) lots developed adjacent to any property zoned Agricultural- Rural unless adjacent to an already developed subdivision.
2. A setback buffer area of one hundred (100) feet shall be required when a residential development is developed adjacent to land that is in active agricultural use located in the Agricultural-Rural zoning district; or
3. A setback buffer area of fifty (50) feet shall be required when a residential development is developed adjacent to land that is zoned residential but is currently in active agricultural use.

B. Setback Planting and Maintenance. The setback buffer area shall be planted and maintained in such a way as to mitigate noise and spray drift from the use of pesticides or herbicides.

C. Exceptions to Required Setbacks and Plantings. The Planning Commission may decrease the setback or planting requirements when the Planning Commission determines that one (1) or more of the following conditions exist:

1. The existence of topographic conditions (i.e. steep slopes, changes in grade, wetlands, etc.) provides sufficient separation.
2. The properties are sufficiently separated to mitigate incompatibilities of use.
3. An easement, such as a conservation easement, is placed on the land adjacent to the proposed development that restricts agricultural uses in a way that is equal to or better than the one hundred (100) foot setback.
4. A planting buffer is established and maintained between proposed residences and active or potential agricultural uses in a way that is equal to or more than the one hundred (100) foot setback.

SECTION 3.16 FENCING ADJACENT TO CERTAIN AGRICULTURAL LANDS

- A. When lands used for a residential development abut Agricultural-Rural zoned property, the developer shall, prior to construction of residential units, install a fence along the boundary between

the development and the adjacent agriculturally zoned lands. The fence shall effectively limit trespass onto agricultural lands.

- B. The fencing shall be continuously maintained by the developer and his/her assigns.
- C. Alternate fencing to meet the requirements of this Section may be approved by the Planning Commission. Prior to approval of any fence, a plan showing spacing and fence specifications shall be submitted to the Zoning Administrator.
- D. If the fencing has a decorative side, it shall face the adjacent properties or the adjacent street.
- E. The fence may be removed by the developer if agricultural property is rezoned to or developed for residential use.

SECTION 8.3 SITE PLAN REVIEW APPLICATION PROCEDURES

- 3. The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration. *No letters at this time.*

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The following information shall be provided with the site plan as indicated, unless waived by the Zoning Administrator when such information is not applicable. The site plan must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less. Required site plan elements shall include:

- 1. Applicant's name, address, and telephone number. *Provided*
- 2. Property owner's name, address, telephone number, and signature. *Provided*
- 3. Proof of property ownership, and whether there are any options or liens on the property. *Provided*
- 4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. *Not Provided*
- 5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. *Provided*
- 6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. *Provided*
- 7. Project title or name of the proposed development. *Provided*
- 8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. *Provided*

9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. **Provided**
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. **NA**
11. A vicinity map showing the area and road network surrounding the property. **Provided**
12. The gross and net acreage of the parcel. **Provided**
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. **Provided**
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. **Provided**
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.
16. The location and type of existing soils on the site, and any certifications of borings.
17. Location and type of significant existing vegetation. **Provided**
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. **Provided**
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. **Provided**
20. Proposed location of all proposed structures, buildings, equipment, and uses. **Provided**
21. Elevation drawings of typical proposed structures and accessory structures. **Provided**
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. **Provided**
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. **Provided**
24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof. **Provided**
25. Location, size, and characteristics of all loading and unloading areas. **Provided**
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. **Provided**

27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). ***Provided***
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. ***Provided***
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. ***Provided***
30. Location, size, and specifications of all signs and advertising features, including cross-sections. ***NA***
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. ***Provided***
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. ***NA***
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. ***NA***
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. ***NA***
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. ***NA***
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. ***NA***
37. North arrow, scale, and date of original submittal and last revision. ***Provided***

SECTION 8.5 REVIEW AND APPROVAL (For Site Plan Review)

B. Standards for Site Plan Approval. The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:

1. All required site plan and application information has been provided as specified in this Article.
2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.

3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.
4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.
5. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.
6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.
7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
8. All buildings and structures are accessible to emergency vehicles.
9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
10. The percentage of impervious surface has been limited on the site to the extent practicable.
11. Efforts have been made to protect the natural environment to the greatest extent possible.
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.
13. The proposal furthers the goals and objectives of the Master Plan.



Engineering
Surveying
Testing &
Operations

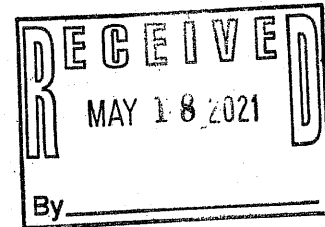
123 West Front Street
Traverse City, Michigan 49684
231.946.5874 (P)
231.946.3703 (F)

May 18, 2021

Elmwood Township Zoning Administrator
10090 E Lincoln Road
Traverse City, MI 49684

RE: Socks Drive Residential Development

Hello,



On behalf of our client, Dave Socks, we are submitting this application for Site Plan Review for a proposed residential Site Condominium development at 9690 E Cherry Bend Road (Parcel ID: 004-029-001-00). This proposed residential development consists of 6 new residential single-family units, approximately 1900' of private road, and open space. The property (identified above) is currently under real estate contract conditioned upon site plan approval. A separate application has been submitted to the Township for private road review. Copies of these plans have been forwarded to additional review agencies (Elmwood Township Fire Department, Benzie-Leelanau Health Department, Leelanau County Road Commission, Leelanau County Drain Commissioner) by Gourdie-Fraser for site plan review. Please notify us immediately if you find anything lacking in this application or if additional items are needed from us.

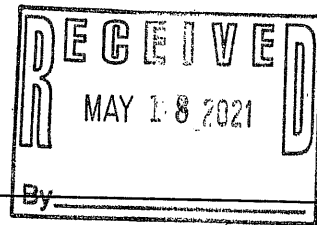
Thank you,

Shane Gamrat, EIT
Design Engineer
Gourdie-Fraser

Attachments: 1 Site Plan Application
1 Site Plan Application Fee
12 Copies of 24"x36" Site Plans

CASE NUMBER 2021-07

Charter Township of Elmwood
SITE PLAN REVIEW APPLICATION



Property Address: 9690 E Cherry Bend Road

Parcel Number: 45-004- 029 - 001 - 00

Project Title or Name of Project: Socks Drive Residential Development

Owner Name: Dave Socks Owner Phone: 886-997-1717

Owner Address: 607 Randolph Street, Suite 101, Traverse City, MI 49684

Applicant Name: David Socks Phone: 231-360-0890
(If Different than Owner)

Applicant Address: 607 Randolph St. St. 101 Traverse City MI 49684

Engineer/Surveyor Name: Mark Maguire, PE / Dave Lewis

Company Name: Gourdie-Fraser Phone: 231-946-5874

Engineer/Surveyor Address: 123 W Front Street, Traverse City, MI 49684

Contact Person (All communications from the Township will be sent to this individual)

☐ Owner ☐ Applicant ☒ Engineer/Surveyor

forwarded to the Zoning Administrator. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration.

Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.



Owner Signature 5/12/21

Date



Applicant Signature 5/12/21

Date

OFFICE USE ONLY:

Case Number: _____ Fee: _____ Paid: _____
Board Decision: _____ Date: _____
Date Permit Issued: _____ Issued By: _____

PLANS PREPARED FOR: SOCKS CONSTRUCTION ELMWOOD TOWNSHIP RESIDENTIAL DEVELOPMENT

CLIENT / AGENCY

SOCKS CONSTRUCTION
ATTN: DAVE SOCKS
607 RANDOLPH STREET, SUITE 101
TRAVERSE CITY, MI 49684
866-997-1717

ENGINEER


ENGINEERING
SURVEYING
TESTING & OPERATIONS

123 West Front Street
Traverse City, MI 49684



 <http://gfa.tc>

 231.946.5874 (p)

 231.946.3703 (f)



LOCATION MAP

ELMWOOD TOWNSHIP, LEELANAU COUNTY, MICHIGAN
NOT TO SCALE

PUBLIC AGENCIES AND UTILITIES

PUBLIC AGENCIES

CHARTER TOWNSHIP OF ELMWOOD
Telephone: 231.946.0921

GRAND TRAVERSE COUNTY D.P.W.
Telephone: 231.922.4896

LEEELANAU COUNTY ROAD COMMISSION
Telephone: 231.922.4848

LEEELANAU COUNTY DRAIN COMMISSION
Telephone: 231.995.6042

MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.)
Telephone: 231.941.1986

UTILITY AGENCIES

CHERRYLAND ELECTRIC COOPERATIVE
Telephone: 231.943.8377

CONSUMERS ENERGY
Telephone: 231.929.6242

TRAVERSE CITY LIGHT & POWER
Telephone: 231.922.4942

DTE ENERGY
Telephone: 231.592.3244

CHARTER COMMUNICATIONS
Telephone: 231.929.7012

AT&T MICHIGAN
Telephone: 231.941.2707

EMERGENCY CALLS
911

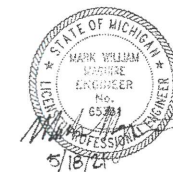
EMERGENCY AMBULANCE SERVICE
911

POLICE AGENCIES
EMERGENCY SERVICE: **911**
City of Traverse City: Telephone: 231.941.2300
Leelanau County Sheriff: Telephone: 231.941.4411
Michigan State Police: Telephone: 231.946.4646

EMERGENCY SERVICES

FIRE DEPARTMENTS
EMERGENCY SERVICE: **911**
City of Traverse City: Telephone: 231.941.2340
Elmwood Township: Telephone: 231.941.1647

MISS DIG
Telephone: 1.800.482.7171



ISSUED: 5-7-2021
(FOR PERMITS)



SOCKS CONSTRUCTION : SOCKS DRIVE RESIDENTIAL DEVELOPMENT

These documents are prepared in accordance with the contractual terms and conditions for this project.

21042

1.1

LEGEND

Survey Legend

Existing	Proposed	
		Lot Line
		Property Line
		Right-Of-Way Line
		Physical Centerline
		Easement
		Benchmark
		Set GPS Point
		Found Iron
		Set Iron
		Found Monument
		Monument Box
		Section Corner
		Quarter Corner
		Top of Water

Paving Legend

Existing	Proposed	
		Concrete
		Asphalt
		Gravel
		Brick
		Wood
		Railroad
		Pavement Markings
		Curb
		Sidewalk
		Two-track / Trail
		Concrete
		Asphalt
		Gravel
		Brick

Sanitary Legend

Existing	Proposed	
		Sanitary Sewer
		Sanitary Manhole
		Cleanout

Storm Water and Grading Legend

Existing	Proposed	
		Storm Sewer / Culvert
		Major Contour
		Minor Contour
		Silt Fence
		Round Catch Basin
		Square Catch Basin
		Storm Manhole
		End Section
		Soil Boring
		Clearing & Grubbing Limits

Watermain Legend

Existing	Proposed	
		Watermain
		Water Meter
		Water Valve
		Curb Stop
		Hydrant
		Well
		Spigot
		Sprinkler

Miscellaneous Legend

Existing	Proposed	
		Building
		Minor Building Structure
		Fence
		Rip-Rap
		Guardrail
		Sign
		Sheet Pile
		Trees / Brush
		Landscaping
		Edge of Water
		Ditch
		Wetlands
		Building
		Sign
		Parking Meter
		Stump
		Mailbox
		Post
		Tank Cover
		Trees (As Noted)

Grading Legend

	Proposed Back of Curb Elev.
	Proposed Gutter Elev.
	Proposed Top of Asphalt Elev.
	Proposed Top of Concrete Elev.
	Proposed Finish Floor Elev.
	Proposed Top of Gravel Elev.
	Proposed Culvert Invert
	Proposed Ditch Invert
	Proposed Ground Elev.
	Proposed High Point
	Proposed Low Point
	Proposed Drainage Arrow
	Proposed High Point Breakline

Electric & Gas Legend

Existing	Proposed	
		Gas Main
		Pipeline
		Overhead Electric
		Underground Electric
		Overhead Telephone
		Underground Telephone
		Cable Television
		Fiber Optic
		Gas Meter
		Electric Meter
		Utility Pole
		Guy Wire
		Satellite Dish
		Light
		Fiber Optic Marker
		Light Pole
		Guy Pole
		Electric Manhole
		Telephone Manhole
		Monitor Well
		Miss Dig Flag

GENERAL NOTES

- ALL ELEVATIONS ARE BASED ON NAVD83 DATUM.
- SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO: PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER PROTECTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, OF RECORD ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND MISS DIG AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITIES WITH THE UTILITY PROVIDER. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK.
- EXISTING PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT TO ANY MAILBOXES DISTURBED DURING CONSTRUCTION AND SHALL NOT INTERFERE WITH MAIL SERVICE. ALL DISTURBED MAILBOXES SHALL BE PLACED IN ORIGINAL LOCATION AND AT AN ELEVATION DETERMINED BY THE POSTAL SERVICE.
- LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL RESTORE ALL LAWNS, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY. CONTRACTOR SHALL CONSULT WITH THE UTILITY COMPANY PRIOR TO ANY DISTURBANCE OF UTILITY POLE OR ANCHORING SYSTEM.

ROAD CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2012 M.D.O.T. STANDARD SPECIFICATIONS AND CURRENT ELIMWOOD TOWNSHIP PRIVATE ROAD STANDARDS UNLESS OTHERWISE INDICATED ON THE PLANS AND CONTRACT DOCUMENTS. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE THEMSELVES WITH THESE SPECIFICATIONS.
- THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO BITUMINOUS PAVING.
- THE PREPARED SUBBASE MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT OF AGGREGATE BASE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE GRAVEL TO BE USED ON THIS PROJECT IS APPROVED PRIOR TO PLACEMENT.
- THE PREPARED GRAVEL WIDTH, DEPTH, AND COMPACTION MUST BE REVIEWED AND APPROVED BY THE OWNERS ENGINEER PRIOR TO BITUMINOUS PAVING.
- ALL CONSTRUCTION SIGNING SHALL MEET M.M.U.T.C.D. STANDARDS.
- THROUGH TRAFFIC ON ALL ROADS INTO THE CONSTRUCTION SITE MUST BE MAINTAINED AT ALL TIMES. ANY PUBLIC ROAD LANE CLOSURES MUST BE APPROVED BY THE GRAND TRAVERSE COUNTY ROAD COMMISSION AT NO ADDITIONAL COST TO THE PROJECT.
- MAIL SERVICE SHALL BE MAINTAINED AT ALL TIMES. TEMPORARY MAILBOXES OR SUPPORTS MAY BE REQUIRED. ADDITIONAL COSTS ARE CONSIDERED INCLUDED TO THE COST OF THE PROJECT.
- ALL PAVEMENT CUTS ARE TO BE MADE WITH SAW, IMMEDIATELY PRIOR TO PAVING.
- THE CONTRACTOR SHALL NOTIFY RESIDENTS 24 HOURS (EXCLUDING SATURDAYS AND SUNDAYS) IN ADVANCE OF DISRUPTION TO SERVICE, SUCH AS DRIVEWAY CLOSING.
- PAVEMENT MARKING SHALL MEET M.D.O.T. SPECIFICATION AND STANDARDS.

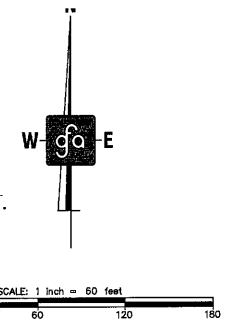
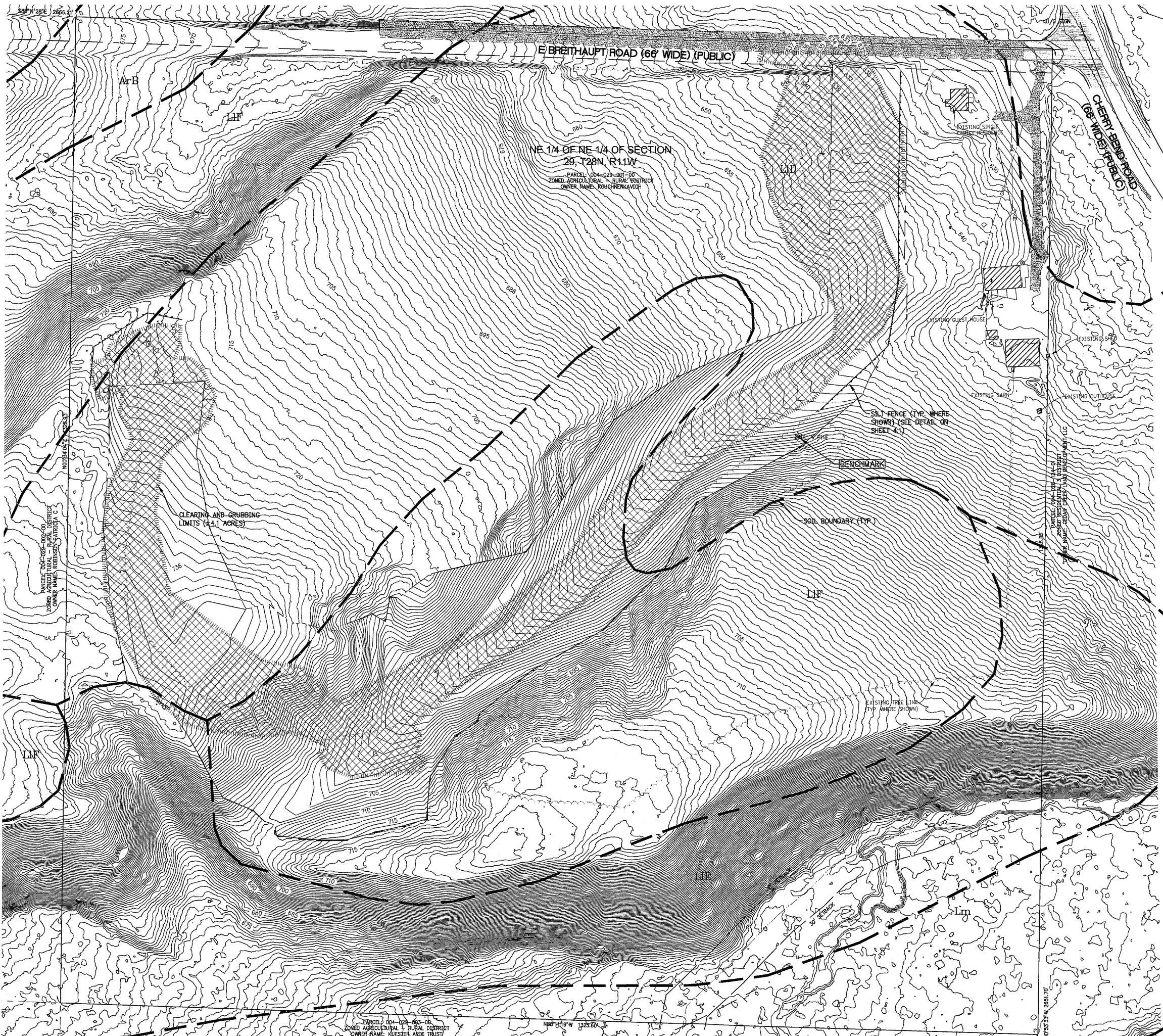
GENERAL DEMOLITION NOTES

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH LOCAL CODES.
- THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY ENGINEER, AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

SOIL EROSION AND STORM WATER CONTROL NOTES

- THE CONTRACTOR IS ADVISED THAT ALL SOIL EROSION MEASURES AND STORM WATER FACILITIES SHALL BE CONSTRUCTED AT THE EARLIEST FEASIBLE SCHEDULE. NO OTHER CONSTRUCTION ACTIVITIES SHALL PROCEED WHICH DO NOT PHYSICALLY DRAIN TO THESE FACILITIES UNLESS ADDITIONAL TEMPORARY FACILITIES ARE INSTALLED. PRIOR TO ACCEPTANCE OF THE PROJECT AS COMPLETE, ALL PERMANENT STORM WATER FACILITIES USED DURING CONSTRUCTION SHALL BE RESTORED TO OPERATE IN THEIR DESIGNED CONDITION AT NO ADDITIONAL COST TO THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED, WITH THE USE OF SILT FENCE AND OTHER TEMPORARY MEASURES THE CONTRACTOR SHALL PROTECT THE ADJACENT AREA FROM ACCELERATED EROSION AND SEDIMENTATION FLOWS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT.
- INSTALLATION AND MAINTENANCE OF TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SHOULD ADDITIONAL SOIL EROSION CONTROL MEASURES BE DETERMINED TO BE NECESSARY BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER THEY SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM THE TIME OF NOTIFICATION TO THE GENERAL CONTRACTOR FOR THE PROJECT. IF NOT PLACED IN 24 HOURS OR LESS ALL ON SITE CONSTRUCTION WILL BE HALTED UNTIL SUCH MEASURES ARE INSTALLED AND APPROVED BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER.
- ALL DISTURBED NON-HARD SURFACE AREAS TO BE STABILIZED WITH TOPSOIL, SEEDED, FERTILIZED AND MULCHED. DISTURBED AREAS SHALL BE TOP SOILED TO A DEPTH NOT LESS THAN FOUR (4) INCHES. SLOPES WHICH ARE BETWEEN 3:1 AND 2:1 GRADE SHALL BE SODDED AND STAKED OR RECEIVE SEEDING IN COMBINATION WITH DOUBLE NET, BIODEGRADABLE EROSION CONTROL BLANKET (EXCEL CS-3 OR EQUAL). IN NO CASE SHALL CONSTRUCTED SLOPES IN EXCESS OF 1-1/2:1 BE ALLOWED ON THE PROJECT. CONSTRUCTED SLOPES SHALL NOT EXCEED 2:1 UNLESS SPECIFICALLY APPROVED BY THE ENGINEER, IN WHICH CASE, SLOPES BETWEEN 2:1 AND 1-1/2:1 GRADE SHALL RECEIVE SEEDING IN COMBINATION WITH DOUBLE NET, BIODEGRADABLE EROSION CONTROL BLANKET (EXCEL CC-4 OR EQUAL). ALL SLOPES GREATER THAN 3:1 GRADE AND SUBJECT TO CONCENTRATED FLOWS SHALL RECEIVE PERMANENT TURF REINFORCING MATTING (EXCEL PPS-10 OR EQUAL). INSTALLATION OF EROSION CONTROL BLANKETS AND TURF REINFORCING MATS SHALL BE PER MANUFACTURER'S INSTRUCTIONS. STORM WATER CHANNELS AND BASINS SHALL BE TREATED ACCORDING TO THE DESIGNATION ON THE PLANS AND DETAILS.
- CONTRACTOR SHALL STABILIZE DISTURBED EARTH IMMEDIATELY UPON ESTABLISHMENT OF FINAL GRADE AND SHALL BE SOLELY RESPONSIBLE FOR ESTABLISHMENT OF A HEALTHY STAND OF GRASS PRIOR TO THE ONSET OF COLD WEATHER.
- ALL NEW STORM DRAINAGE PIPE SHALL BE CORRUGATED GALVANIZED STEEL PIPE, HDPE OR APPROVED EQUAL. A MINIMUM OF TWO (2) FEET OF COVER FROM FINISHED ELEVATIONS SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.
- ALL DRAINAGE PIPES THAT OUTLET AT GROUND SURFACE SHALL INCLUDE END SECTIONS.
- EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- IF CULVERTS ARE ENCOUNTERED DURING EXCAVATION THEY SHALL BE REUSED IF NOT DAMAGED. IF DAMAGED, THE CULVERT SHALL BE REPLACED WITH NEW. ALL CULVERTS IDENTIFIED HAVE BEEN PLACED ON THE DRAWINGS. SOME CULVERTS MIGHT BE ENCOUNTERED THAT ARE NOT DISCLOSED ON THE PLANS. ALL COSTS ASSOCIATED WITH LOCATING AND REPAIRING/REPLACING ARE INCLUDED IN THE COST OF THE PROJECT.



Property Description - As Furnished

NE 1/4 OF NE 1/4 SEC 29 T28N R11W

Benchmark

SET NAIL IN 18" PINE SOUTH OF THE EXISTING TWO-TRACK
ELEVATION = 660.61 (NAVD83)

Sheet Notes

- SEE SHEET 1.2 FOR DEMOLITION NOTES & GENERAL CONSTRUCTION NOTES.
- THE CONTOURS SHOWN ON THIS SHEET HAVE BEEN GENERATED FROM THE MOST CURRENT AVAILABLE LIDAR DATA. FIELD TOPOGRAPHIC SURVEY INFORMATION WAS GATHERED ALONG THE EXISTING BREITHAUPT ROAD AND THE PROPOSED ROAD LAYOUT CORRIDOR AND IS REPRESENTED ON SHEETS 3.2 AND 3.4.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

Soil Legend

Lm - Lupton-Morley mucks (Ksat = 0.2 to 5.95 in/h)
LIE - Leelanau-East Lake loamy sands, 18 to 25 percent slopes (Ksat = 1.98 to 5.95 in/hr)
LID - Leelanau-East Lake loam sands 12 to 18 percent slopes (Ksat = 1.98 to 5.95 in/hr)
LIF - Leelanau-East Lake loamy sands, 25 to 45 percent slopes (Ksat = 1.98 to 5.95 in/hr)
ArB - Alcona-Richter sandy loams, 2 to 6 percent slopes (Ksat = 0.57 to 1.98 in/hr)
Note: Soils data taken from USDA NRCS Web Soil Survey portal.

ENGINEERING
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TESTING & OPERATIONS

123 West Front Street
Traverse City, MI 49684

http://gfa.io
231.946.5874 (p)
231.946.3703 (f)

REV	DATE	BY	FOR CLIENT REVIEW
1	5-7-21		

SOCKS CONSTRUCTION

SOCKS DRIVE RESIDENTIAL DEVELOPMENT

EXISTING CONDITIONS AND DEMOLITION PLAN

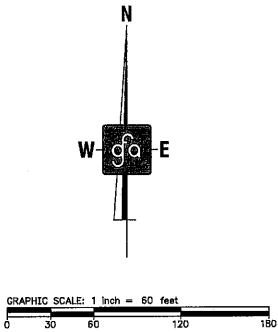
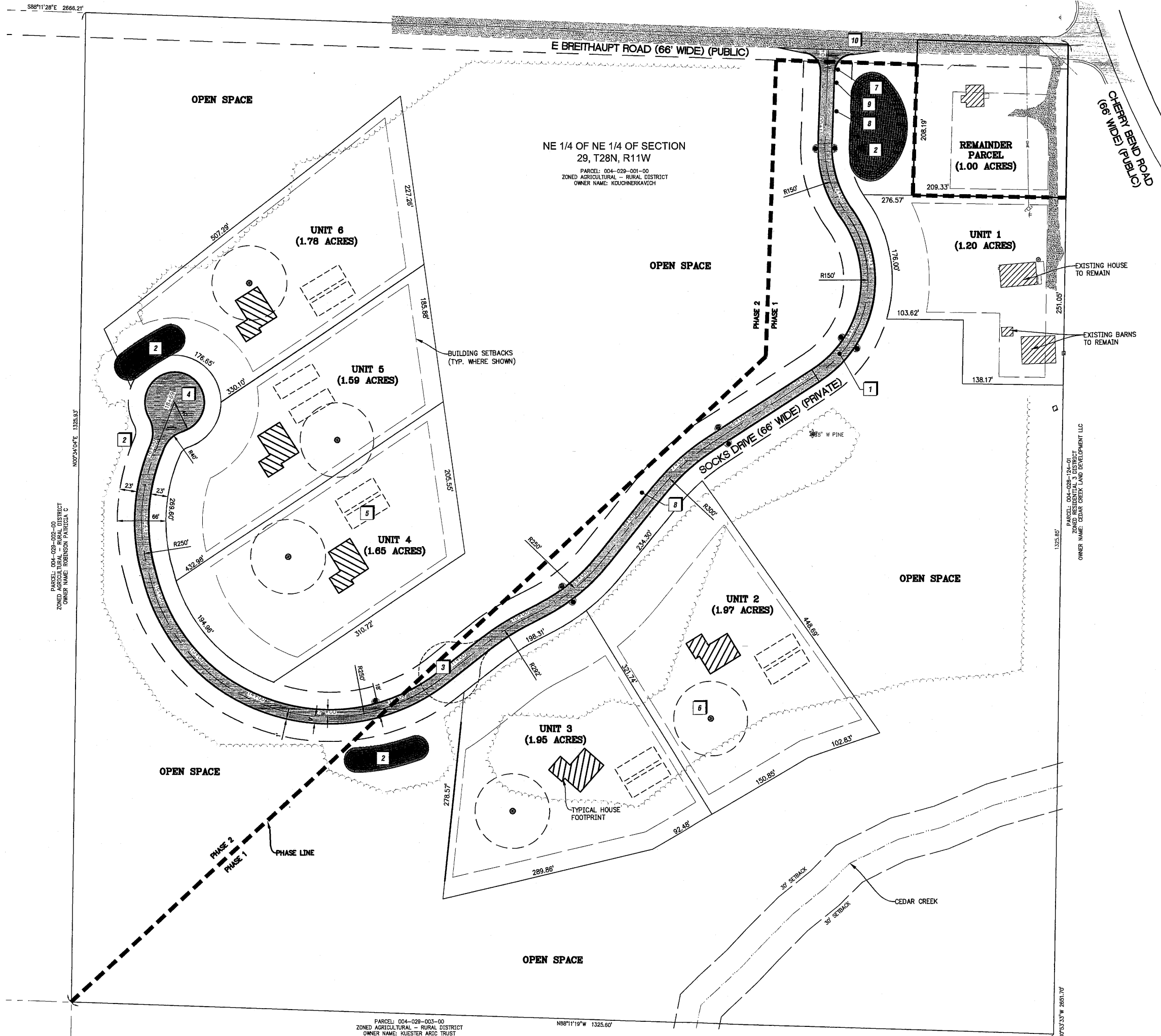
SECTION 29, TOWN 28 NORTH, RANGE 11 WEST
ELMWOOD TOWNSHIP, LEELANAU COUNTY, MICHIGAN

DATE: 5-7-21
BY: DAVE LEWIS
CHECKED: RRS
DRAWN: COL

21042
2.1

These documents are prepared in accordance with the contractual terms and conditions for this project.

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Construction Notes

- 1 PRIVATE ROAD DETAIL (SEE DETAIL ON SHEET 3.3)
- 2 TYPICAL RETENTION BASIN (SEE DETAIL ON SHEET 1.2)
- 3 PHASE 1 CUL-DE-SAC (SEE DETAIL ON SHEET 3.4)
- 4 PHASE 2 CUL-DE-SAC (SEE DETAIL ON SHEET 3.4)
- 5 TYPICAL RESIDENTIAL PRIMARY/RES. DRAIN FIELDS (TO BE PERMITTED W/ LEEANAU COUNTY ENV. HEALTH DEPT.)
- 6 TYPICAL RESIDENTIAL WATER WELL W/ 50' ISOLATION DIST. (TO BE PERMITTED W/ LEEANAU COUNTY ENV. HEALTH DEPT.)
- 7 STOP SIGN WITH STREET NAME
- 8 25 MPH SPEED LIMIT SIGN
- 9 NO OUTLET SIGN
- 10 LEEANAU ROAD COMMISSION INTERSECTION DETAIL (SEE DETAIL SHEET 3.4)

Notes

1. DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH STATE, COUNTY AND TOWNSHIP REQUIREMENTS.
2. DIMENSIONS AND/OR COORDINATES ARE TO BACK OF CURB/EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
3. SIGNAGE SHALL MEET LEEANAU COUNTY AND ELMWOOD TOWNSHIP REQUIREMENTS, FOR TYPE, SIZE AND LOCATION.
4. SEE SHEET 1.2 FOR GENERAL CONSTRUCTION NOTES.
5. PROPOSED ROAD ALIGNMENT AND RADII DESIGNED TO MINIMIZE EXISTING TREE REMOVAL AND GRADING EXTENDS.

Site Data

PROPOSED IMPROVEMENTS: RESIDENTIAL SITE CONDO

PROPERTY OWNER:
KOUCHNERKAVICH STANLEY G
9690 E CHERRY BEND RD
TRAVERSE CITY, MI 49684

PARCEL INFORMATION:
PARCEL EXISTING ZONING: AGRICULTURAL - RURAL ZONING
PROPERTY TAX NO: 004-029-001-00
SEC., TOWN, RANGE: 28, T28N, R11W
PARCEL SIZE: 40.00 AC.
PARCEL ADDRESS:
9690 E CHERRY BEND RD
TRAVERSE CITY, MI 49684
MINIMUM PARCEL AREA: 1 ACRE
MINIMUM LOT WIDTH: 125 FT.
MAX. STRUCTURE BUILDING HEIGHT: 35 FT.

PROVIDED YARD SETBACKS:
• FRONT: 50'
• SIDE: 10'
• REAR: 25'
• WATERSIDE: 30'

ENGINEERING SURVEYING TESTING & OPERATIONS

123 West Front Street
Traverse City, MI 49684

SOCKS CONSTRUCTION

SOCKS DRIVE RESIDENTIAL DEVELOPMENT

SITE PLAN

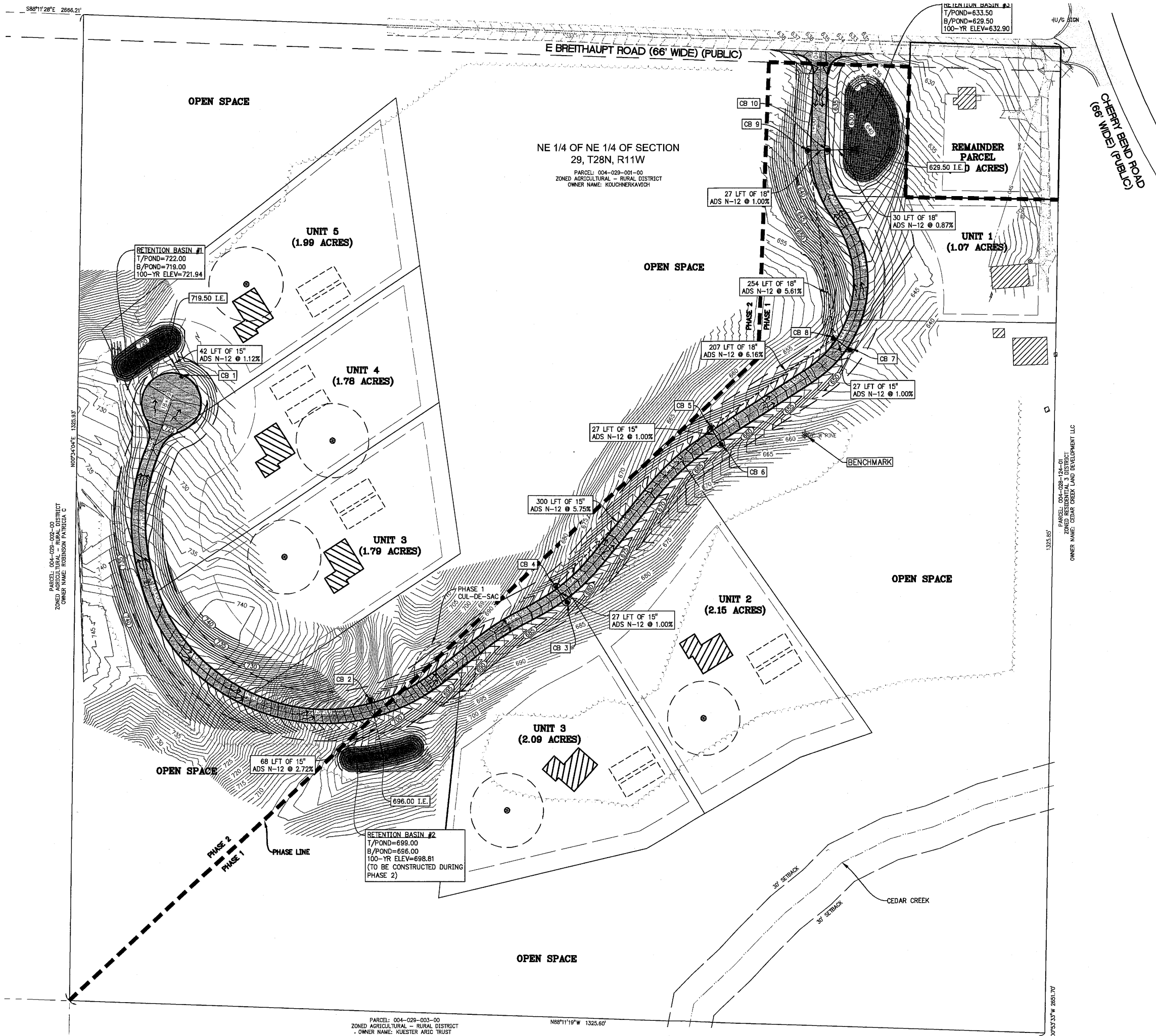
SECTION 29, TOWN 28 NORTH, RANGE 11 WEST
ELMWOOD TOWNSHIP, LEEANAU COUNTY, MICHIGAN

21042

3.1

These documents are prepared in accordance with the contractual terms and conditions for this project.

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Proposed Structure Inventory

Structure	Diameter	RIM	Pipes
CB 1	2'	722.97	15" NW 719.97 IE
CB 2	2'	701.87	15" S 697.85 IE
CB 3	2'	681.22	15" NW 677.22 IE
CB 4	4'	681.22	15" SE 676.95 IE
CB 5	4'	661.71	15" NW 657.71 IE
CB 6	2'	661.71	15" SW 657.43 IE
CB 7	2'	647.95	15" SE 657.43 IE
CB 8	4'	647.67	18" NE 657.33 IE
CB 9	4'	633.84	15" NW 644.85 IE
CB 10	4'	633.84	15" SE 644.58 IE

Stormwater Calculations

PROPOSED STORM WATER BASINS AND STORM SEWER HAVE BEEN DESIGNED PER THE LEELANAU COUNTY SOIL EROSION, SEDIMENTATION AND STORMWATER RUNOFF CONTROL ORDINANCE AND WERE EVALUATED USING HYDROCAD AND THE SCS TR-20 METHOD WITH THE FOLLOWINGS PARAMETERS:

- TYPE II, 24-HOUR STORM EVENTS
10-YEAR STORM EVENT = 3.21"
25-YEAR STORM EVENT = 3.89"
100-YEAR STORM EVENT = 5.08"
- RETENTION BASINS WITHOUT OUTLETS WERE DESIGNED TO STORE IN EXCESS OF A 100-YEAR STORM EVENT OVER ITS CONTRIBUTING AREA WHILE APPLYING AN INFILTRATION RATE OF 1.0" /HR OVER THE BASINS SURFACE AREA. ANTICIPATED SANDY SOILS HAVE BEEN CONFIRMED ON SITE.
- PROPOSED STORM SEWERS WERE DESIGNED TO HANDLE A 10-YEAR STORM EVENT WITH THE AFFECT OF A 25-YEAR STORM EVENT ANALYZED TO ENSURE NO DOWNSTREAM FLOODING SHOULD OCCUR.
- A SUMMARY OF THE STORM WATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.

Construction Sequence Notes

- INSTALL TEMPORARY SESC CONTROL MEASURES PER REQUIREMENTS OF SESC PERMIT. (JUNE 2021)
 - CLEAR AND GRUB WITHIN CLEARING LIMITS. (JUNE 2021)
 - INSTALL PERMANENT STORM WATER CONTROL DEVICES. (JULY 2021)
 - ESTABLISH SUB BASE GRADE WITHIN ROADWAY. (JULY 2021)
 - BEGIN PLACING TOPSOIL, SEED, AND MULCH WITHIN GRADING LIMITS AS REQUIRED COINCIDENT WITH THE PLACEMENT AND COMPACTION OF THE ROAD GRAVEL TO FINISHED GRADE. (AUGUST 2021)
 - COMPLETE ASPHALT PAVEMENT PLACEMENT. (AUGUST 2021)
- NOTE: CONSTRUCTION SEQUENCE DETAILED ABOVE IS APPROXIMATE AND IS SUBJECT TO CHANGE BASED ON OWNER AND CONTRACTOR'S SCHEDULE.

Grading and Storm Water Notes

- ALL LOTS ARE SUBJECT TO LOCAL AGENCY DETERMINATION OF THE NEED FOR INDIVIDUAL STORM WATER CONTROL AND GRADING PLANS. GRADING PLANS SHALL MINIMIZE IMPACT TO NATURAL FEATURES AS DEFINED IN THE LONG LAKE TOWNSHIP NATURAL FEATURES INVENTORY.
- ANNUAL INSPECTIONS OF ALL RETENTION BASINS SHALL BE COMPLETED TO VERIFY BASINS ARE FUNCTIONING PROPERLY AND REGULAR MAINTENANCE (MOWING, SEDIMENT REMOVAL, ECT.) SHALL OCCUR. NO ALTERATION MAY BE PERFORMED ON THE BASINS WITHOUT ENGINEERING APPROVAL ONCE THE BASIN HAS BEEN ACCEPTED AS CORRECTLY BUILT BY THE DESIGN ENGINEER.
- SEE SHEET 1.2 FOR ADDITIONAL STORM WATER NOTES AND GENERAL CONSTRUCTION NOTES.
- ALL CATCH BASINS TO HAVE A 1' SUMP BELOW LOWEST INVERT ELEVATION.
- CATCH BASINS 2 THRU 10 TO HAVE E.D.W. #1020 W/6" TALL BEEHIVE GRATE COVERS, CATCH BASIN 1 TO HAVE E.D.W. #7370 W/TYPE M1 COVER.
- PLACE RIP RAP AT ALL STORM SEWER OUTLETS INTO THE RETENTION BASINS PER THE DETAIL ON SHEET 4.1.
- SEE SHEET 4.1 FOR STORM WATER DETAILS.

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DATE	2-7-21	BY	FOR CLIENT REVIEW
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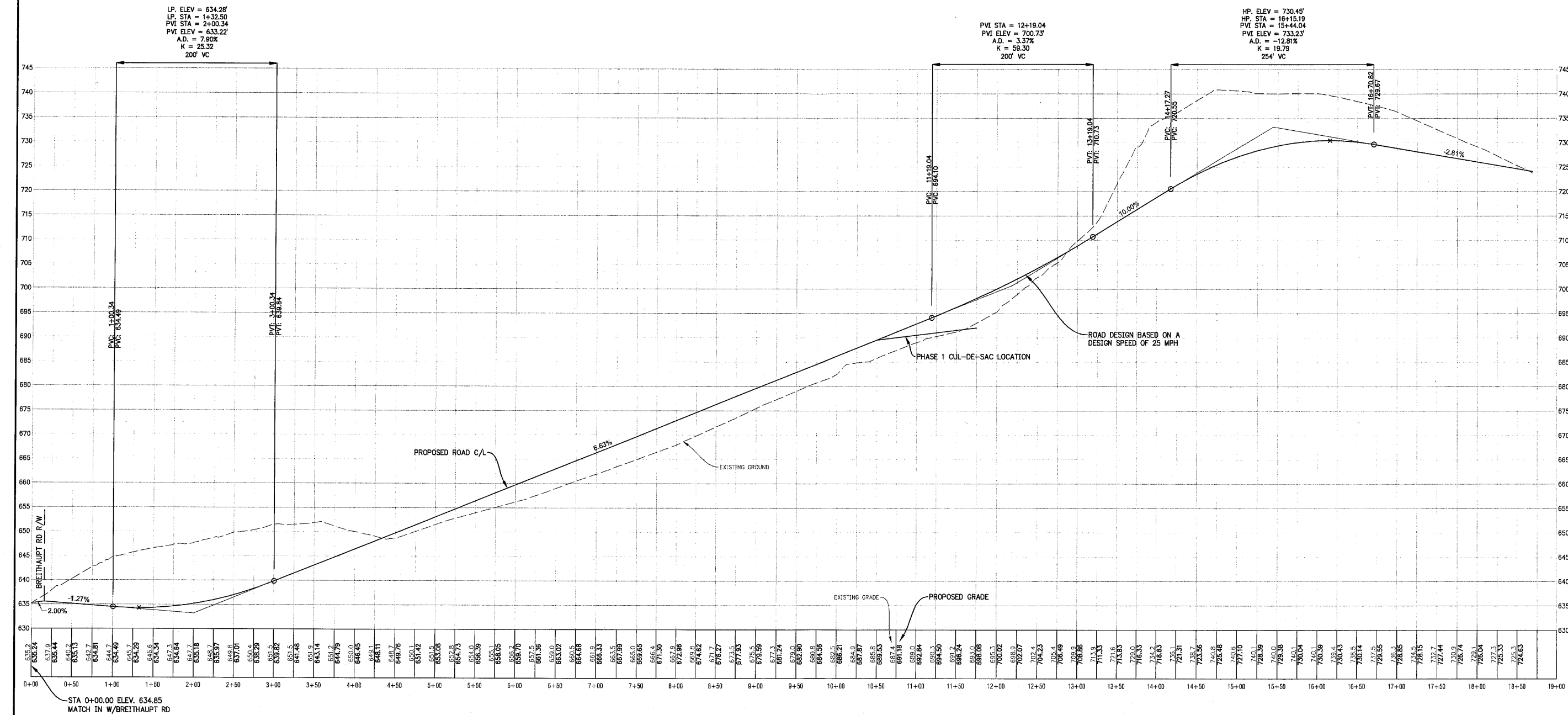
SOCKS DRIVE RESIDENTIAL DEVELOPMENT
GRADING & STORM WATER PLAN
SECTION 28, TOWN 28 NORTH, RANGE 11 WEST
ELMWOOD TOWNSHIP, LEELANAU COUNTY, MICHIGAN

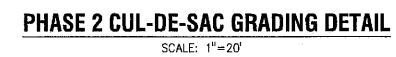
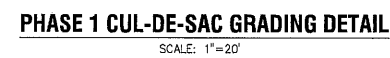
21042

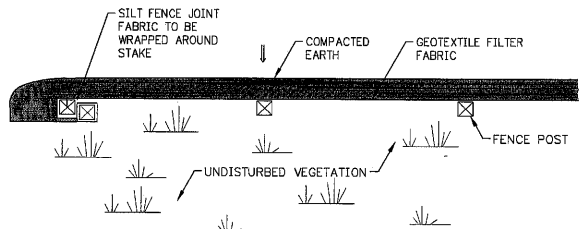
3.2

These documents are prepared in accordance with the contractual terms and conditions for this project.

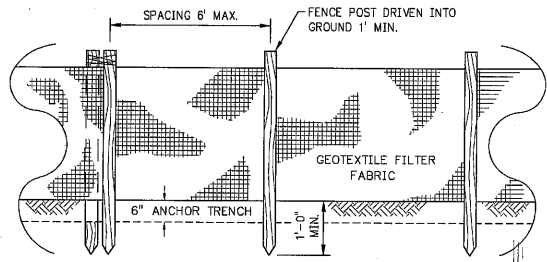
DATE: 05/20/2014 TIME: 10:00 AM DRAWN BY: J. LEWIS



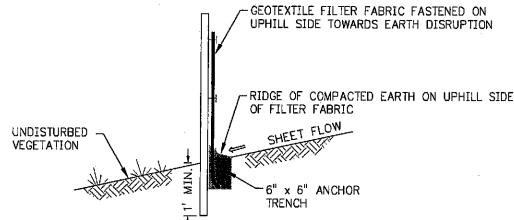




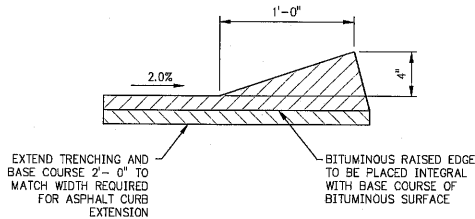
PLAN VIEW



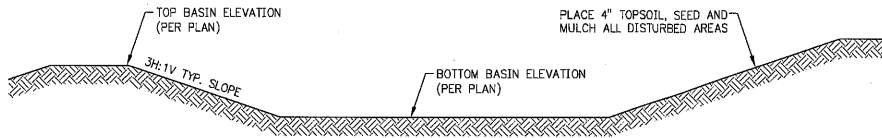
FRONT ELEVATION



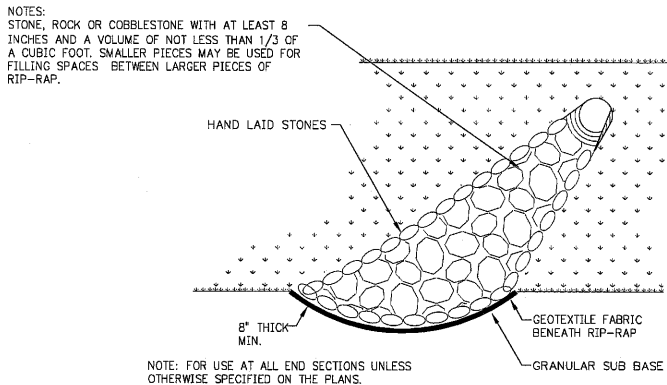
SECTION VIEW
SILT FENCE DETAIL
NOT TO SCALE



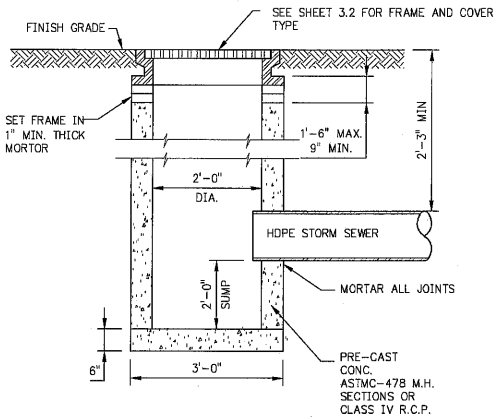
BITUMINOUS RAISED EDGE DETAIL
NOT TO SCALE



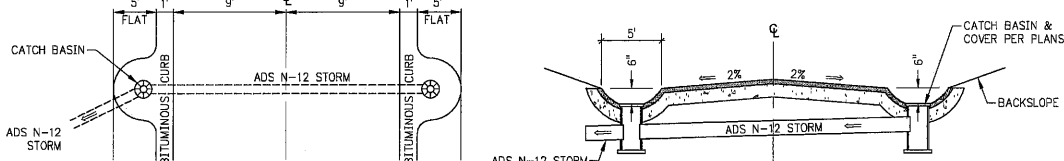
TYPICAL X-SECTION RETENTION BASIN
NOT TO SCALE



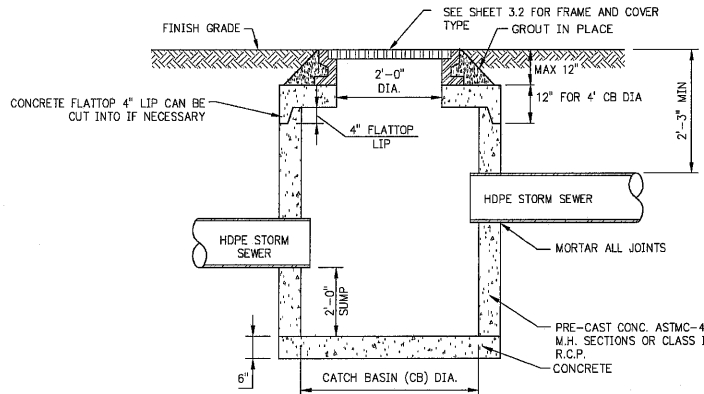
FLARED END SECTION & RIP-RAP DETAIL
NOT TO SCALE



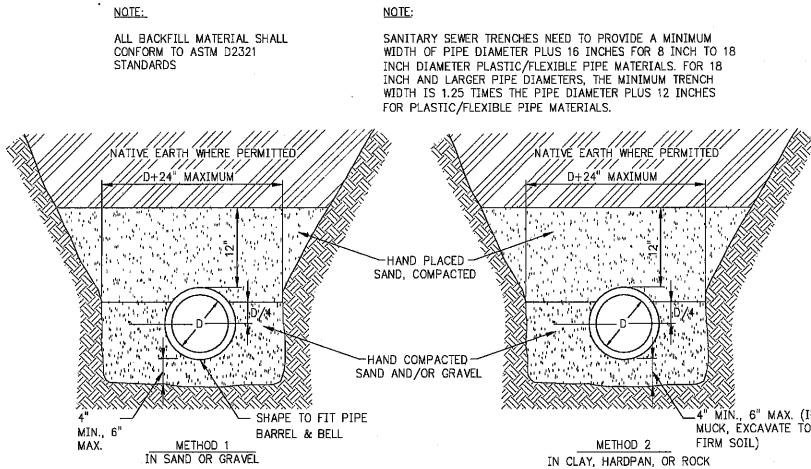
2' DIA. CATCH BASIN DETAIL
NOT TO SCALE



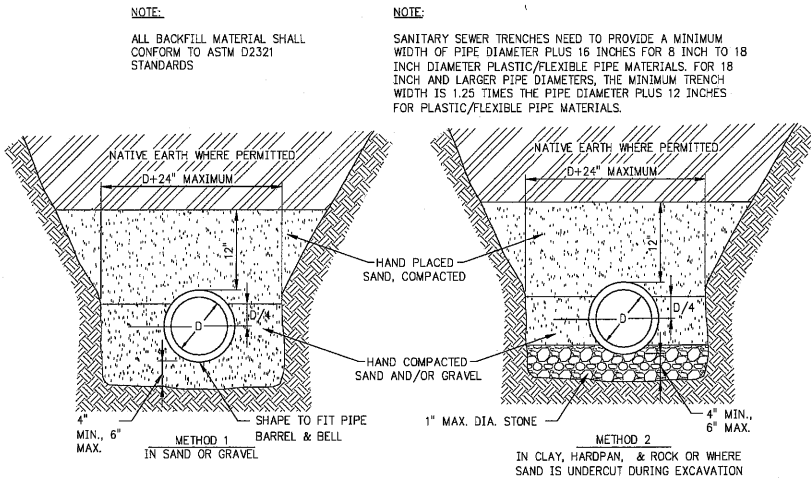
CATCH BASIN & COLLECTOR BASIN DETAIL
NO SCALE



4' DIA. CATCH BASIN DETAIL
NOT TO SCALE



PIPE BEDDING DETAIL
(CLASS A) NO SCALE



PIPE BEDDING DETAIL
(CLASS B) NO SCALE